

AGENDA
FLATHEAD COUNTY PLANNING BOARD
March 11, 2020

The Flathead County Planning Board will meet on **Wednesday, March 11, 2020** beginning at **6:00 P.M.**
in the 2nd Floor Conference Room of the South Campus Building,
40 11th Street West, Suite 200 Kalispell, Montana.

***Regular meetings may be concluded at 11:00 P.M., at the discretion of the Chair.*

*Any agenda item not considered prior to 11:00 P.M. will be rescheduled to the next regularly scheduled meeting.***

All decisions made by the Planning Board are considered *recommendations* and will be forwarded to the Board of County Commissioners for *final action*. Please check the County Commissioners page of the County website, flathead.mt.gov/commissioner/or contact the Commissioners' office at 758-5503, for the scheduled date and time of a particular item.

THE AGENDA FOR THE MEETING WILL BE:

A. Call to order and roll call

B. Pledge of Allegiance

C. Approval of the February 12, 2020 meeting minutes

D. Public comment on public matters that is within the jurisdiction of the Planning Board (2-3-103 M.C.A.)

E. Board members disclose any conflict of interests

F. Public Hearings: The Flathead County Planning Board will hold a public hearing on the following agenda items. Following the hearing and Board discussion, the Board may make a recommendation to the Board of County Commissioners for final action:

1. **FCMU-20-01** A request from Hunter's Lair, LLC with technical assistance from 406 Engineering, Inc. for a Major Land Use Review for 'Expansion greater than 25% of existing commercial structures and/or activity areas when total use area involves more than 1 acre' on property approximately 35.85 acres in size within the Middle Canyon Region of the C.A.L.U.R.S (Canyon Area) Zoning District. Access to the property exists via Highway 2 and emergency access is proposed via Belton Stage. The property is located at 12205 Highway 2 East, West Glacier, MT.
2. **FZC-20-02** A zone change request from JJN Holdings, LLC for property in the Bigfork Zoning District. The proposal would change the zoning on property located at 257 MT Highway 83, Bigfork, MT from SAG-5 (*Suburban Agricultural*) to I-1 (*Light Industrial*). The total acreage involved in the request is 5.884 acres.
3. **FZC-20-01** A zone change request from RRN Holdings, LLC with technical assistance from Sands Surveying, Inc. for property in the Evergreen Zoning District. The proposal would change the zoning on property located approximately an eighth of a mile north of West Evergreen Drive, along Kings Way in Kalispell, MT from R-1 (*Suburban Residential*) to R-3(*One-Family Residential*). The total acreage involved in the request is approximately 6.47 acres.
4. **FPP-20-01** A request from RRN Holdings, LLC with technical assistance from Sands Surveying, Inc. and Carver Engineering for preliminary plat approval of Nesten Acres Subdivision, a proposal to create sixteen lots intended for residential use on approximately 6.47 acres to be served by Evergreen Water and Sewer District. Primary access exists via Kings Way. The property is located approximately an eighth of a mile north of West Evergreen Drive.
5. **FPP-20-02** A request by Brent & Lori Keller on behalf of Sarah & Casey Jump with technical assistance from Eric Mulcahy of Sands Surveying Inc. and D. Saisbury Consulting for preliminary plat approval of Mountain Top Subdivision, a proposal to create two (2) lots intended for residential use on approximately 4.35 acres. The applicant is proposing individual wells and septic systems. The property is located at 150 Mountain Top Lane.
6. **FZTA-20-01** A request by the Flathead County Planning Board to amend the text of the Flathead County Zoning Regulations. The proposed amendments include a complete re-write of Section 3.34 SC Scenic Corridor and Section 3.45 PUD Planned Unit Development. The request also includes the addition of a definition of off-premise signs and the deletion of the definitions of apartment house, building area or footprint, mean ground level, rooming house, and solid planting.

G. Old Business

- a. Adopt Resolution for Trails Plan Addendum

b. New Business

c. Adjournment